

# BOARD OF ADJUSTMENT VARIANCE APPLICATION

	Case Number: C10-18-20 Activity Number: TT85A	100435 Date Accepted: 9/25/18
	PROPERTY LOCATION INFORMATION	
	Property Address: 827 S. 8th Ave. The	SCN, AZ 85701
	Project Description: LOT SPLIT	
	Zoning: R-3 Property S	ize (sqft): 12196 s
	Number of Existing Buildings:   Number of Stories:	Height: 14'-0"
	Legal Description: Tucson Lot 7 BIK 13	3
	Pima County Tax Parcel Number/s: 117 - \$\varphi\$ - 118 - \$\varphi\$	
	APPLICANT INFORMATION (The person processing the application and	designated to receive notices):
ONNER	APPLICANT: UR INVESTMENTS LLC	
0	ADDRESS: 6417 E Grant Rd, Tuc	SCH, AZ 85715
	PHONE: (520) 254 - 4265FAX: ( )	
PPLICANT	PROPERTY OWNER (If ownership in escrow, please note): REWE ~	
	ADDRESS: 2455 & SPEEDWAY STE #102	
	PHONE: (520) 6283654 FAX: (520) 882-0347	EMAIL: rm etalavera engineering. con
	PROJECT TYPE (check all that apply):  New building on vacant land  New addition to existing building Existing building needs permits Landscaping / Screening substitution	Change of use to existing building New building on developed land Modification to wall/fence height Other
	Related Permitted Activity Number(s):	
	I hereby certify that all information contained in this application is comple	ete and true to the best of my knowledge.
	- Chin &	
	SIGNATURE OF OWNER/APPLICANT	Date



### **BOARD OF ADJUSTMENT - PROJECT DESCRIPTION**

Provide a description of the project including, but not limited to its lot area, square footage of proposed or existing structures, proposed use/s, is a multiphase project, etc. If this project is the subject of a rezoning or special exception request, HPZ review, or a zoning violation, please provide current status of that case.

DESCRIPTION OF THE PROJECT LOTSPLIT
THE PROPERTY WITH PARCEL # 117-08-1180 HAVING A SQUARE FOOTAGE
OF 12196 S.F. IS PROPOSED TO BE IMPROVED WITH AND ADDITION TO
AN EXISTING BUILDING AND A DETACHED CARAGE
THE EXISTING STRUCTURE IS A ADOBE STRUCTURE WITH TYPICAL WOOD
FRAME ROOF, IT IS PROPOSED TO ADD 500 S.F. OF LIVABLE SPACE
AND 180 S.F. OF COVERED PORCH, EXISTING S.F. OF BUILDING IS APPROX
2500 SF.
CURRENTLY THERE ARE 4 INDIVIOUAL NIT WHICH OUR INTEM IS
REMODEL IT TO OBTAIN 2- SFR BUILDING INCLUDING THE ADDITION
AND A DETACHED GARAGE FOR EACH
Case Number: <u>C10-</u>   <del>V - 20</del>   Activity Number: <u>T185A00435</u>



# APPLICANT'S REQUEST TO THE BOARD OF ADJUSTMENT

Provide applicable UDC Section reference, what is required and what is proposed/provided for each variance requested.

ZONING R-3
SFRUSE IS PERMITED (TABLE 4.8-2)
1. SETBACK REQUIREMENT FOR R-3 TO RESIDENTICE IS 6'-0" OR 2/3 HEIGH
- WALL IS 14-0" SO REGULRED SETRACT IS 9-4"  - SETBACK PROPUSED O'-0"
REMODELED GUILDING
2: FOR DETACHED GARAGES ON LUTS 70 AND 7B REGUIRED SETBACK 15 6'-0" OR 7/3" HEIGHT
WALL ON BOTH STRUCTURES IS 10'-6" THEREFORE REGULARD 7'-0" SETBACK
- PRIPOSE 4'- 2" SETBAUK ON THE NORTH PROPERTY LINE AND S'-0"  SETBAUK DINTHE SOUTH ON BUTH LUT 7/2 AND 7 B
Case Number: <u>C10-</u> 18 - 20 Activity Number:



### **BOARD OF ADJUSTMENT - REQUIRED FINDINGS**

Arizona State Statutes and UDC Section 3.10.3.K. state that the Board may grant a variance <u>only</u> if the variance request complies with each and every one of these "Findings" in full. It is up to the applicant to explain to the Board how the request complies with each Finding. **Important Note:** Do not leave any "Finding" unanswered or marked "Not Applicable" or "N/A".

1.	That, because there are special circumstances applicable to the property, strict enforcement of the UDC will deprive such property of privileges enjoyed by other property of the same classification in the same zoning district;  MOST OF THE PROPERTIES IN THE NEIGHBORHOOD ARE CLASSIFIED AS
	WITH IN A ZERO LOT LINE SETBACK. WE ARE REQUESTING THIS PROPERTY
	IMPROVEMENT BE ALLOWED SUCH CONDITION
2.	property;
	THE WAS AN EXISTING BUILDING WITH THE ZERO LOT LINE SETBACK
_	CONDITION. WE ARE ADDING TO IT TO MAKE IT FUNCTIONAL
_	
3.	That the variance granted is subject to such conditions as will assure that the adjustment authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located;  MOST OF THE PROPERTIES IN THE NEIGHBORHOUD HAVE SOME OR SIMILAR.
	COMPITION
	< 144 [ ] [ [ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ]
4.	That, because of special circumstances applicable to the property, including its size, shape, topography, location, and surroundings, the property cannot reasonably be developed in conformity with the provisions of the UDC;
	DUE TO THE LOT SPLITS THE AREAS ARE LONG AND MARROW AND
_	MAINLY BECAUSE THE IMPRINGMENT TO THE EXISTING BUILDING IT SELF
	IS WITH IN ZERO LOT LINC
Ca	se Number: <u>C10-   8 - 20</u> Activity Number: <u>T1 85 A00435</u>



# BOARD OF ADJUSTMENT - REQUIRED FINDINGS (CONTINUED)

5.	That the granting of the variance shall not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located;
	IT WILL NUT AFFECT NEGATIVELY CITHER PROPERTIES, IN FACT DURING OUR
N	EIGHBORHOUD MEETING ONE CONCERN WITH THE NORTH PROPERTS WAS
14	RESULTED ONSITE AND A MUTUAL AGREEMENT ATTACHED TUTHIS APPLICATION
6.	That the proposed variance will not impair an adequate supply of light and air to adjacent property, substantially increase congestion, or substantially diminish or impair property values within the neighborhood; and,
	BUE TO THE SIMILARITY OF QUESTON 5 ABOVE RESPONSE IS THE SAME
/	MY CONCERN WAS APORESSED ON SITE WITH THE NORTH CONNER
	ABOUT BULUCKING A WINDOW AND A DUOR
7.	That the variance, if granted, is the minimum variance that will afford relief and is the least modification possible of the UDC provisions that are in question.
	YES THERE WILL BE MINIMAL MUDIFLUSTION DUE TO EXISTING CONDITION
	ON ALL ADJACENT PROPERTIES, IMPRINEMENTS WILL BENEFIC AZI
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Case Number: <u>C10- 18-20</u> Activity Number: <u>T185 A 00 4 35</u>



Planning & Development Services Department 201 N. Stone Avenue PO Box 27210 Tucson, AZ 85726 (520) 791-5550

# Letter of Agency/Authorization

If the applicant is not the owner of record of the subject site, a Letter of Agency from the owner or the owner's authorized representative must be submitted which grants the applicant permission to submit an application for the requested entitlement(s).

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Date: 9/25/16	
To:  City of Tucson Planning & Development Services Departmen Zoning Administration Division PO Box 27210 Tucson, AZ 85726	
Planning & Development Services Department:	
1, the undersigned legal owner of record, hereby grant	permission to:
Applicant: RENE MARTINEZ	Phone: 520-891-9061
Applicant's Address: 2455 E. SPEEDWAY STE # 102,7	UCSON AF 85719
To submit a Board of Adjustment variance application	on my behalf.
The subject property located at:	827 S. 8th AVE, TUCSON AZ 85701
Assessor's Parcel Number:	117-08-118-0
Printed Name of Owner of Record:	UR INVESTMENTS LLC
Address of Owner of Record:	6417 E. GRANT RD, TUCSON AZ 85715
Phone Number of Owner of Record:	520-254-4265

Case Number: C10- 18 - 20	Activity Number:	T18SA00435
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Signature of Owner of Record: (must be original signature)

# CDRC TRANSMITTAL

FROM: Steve Shields

PROJECT:

S18-044

827 S. 8th Avenue

Land Split

TRANSMITTAL: July 24, 2018

COMMENTS: The following comments are for the purpose of applying for a variance before the Board of Adjustment (UDC Section 3.10.1).

This site is located in the R-3 zone (UDC 4.7.13). A single-family residence (SFR) is a permitted use in this zone (Table 4.8-2). See Use-Specific Standards 4.9.7.B.6.

Per UDC Table 6.3-2.A: DIMENSIONAL STANDARDS FOR THE R-1, R-2, R-3, MH-1, & MH-2 ZONES, R-3 Zone, Residential Use to a Residential Zone the required perimeter yard setback is 6'-0" or 2/3 the height of the proposed exterior wall of the structure.

1. For the existing and proposed addition to the main structure, based on a wall height of 14'-0" the required perimeter yard setback to the proposed property line is 9'-4", proposed perimeter yard setback is 0'-0".

Per UDC Table 6.3-2.A: DIMENSIONAL STANDARDS FOR THE R-1, R-2, R-3, MH-1, & MH-2 ZONES, R-3 Zone, Residential Use to a Residential Zone the required perimeter yard setback is 6'-0" or 2/3 the height of the proposed exterior wall of the structure.

- 2. For the proposed garage located on LOT 7B based on a wall height of 10'-6" the required perimeter yard setback to the north and south property line is 7'-0". Proposed setback to the north property line is 4'-2" and proposed setback to the south property line is 5'-0".
- 3. For the proposed garage located on LOT 7A based on a wall height of 10'-6" the required perimeter yard setback to the north and south property line is 7'-0". Proposed setback to the north property line is 5'-0" and proposed setback to the south property line is 4'-0".



# TALAVERA ENGINEERING & CONSTRUCTION

2455 E. Speedway Blvd. Suite #102 Tucson Arizona 85719 (520 628 3654)

Date: 08/17/18

RE: Single Family Residential Duplex Building 827 S 8<sup>th</sup> Ave. Tucson, AZ Activity # P18PRE0096

# **NEIGHBORHOOD MEETING NOTICE**

To whom it may concern,

By means of this letter, we are pleased to invite you to attend a neighborhood meeting scheduled on <u>Friday August 24<sup>th</sup>, 2018</u>, from <u>5:00pm - 7:30pm</u> at the property where this project is proposed, <u>827 S 8<sup>th</sup> Ave. Tucson, AZ.</u>

During this meeting the proposed project will be explained on a person to person basis if needed, and we will address any questions and/or concerns you might have. Preliminary construction documents will be available to any interested party.

The proposed project consists of remodeling an existing building currently divided in to 4 individual units. The intent is re-design and to modify it to a single-family residence duplex building. This building is located on the west end of the property. In addition, we are proposing to a detached garage to serve each of the units on the east end of the property. A cozy courtyard is proposed between the dwelling and the detached garage.

As noted, the existing building is on a Zero Lot Line Setback, therefore the need to request a Variance by submitting an Application to the Board of Adjustments.

The existing building is built with typical adobe material, which character and history we would like to maintain undisturbed as much as possible. We have been in contact with the Historic Preservation Department to follow their design guidelines and maintain the original façade.

We expect to see you at the meeting on Friday August 24th, 2018. If you have any questions and/or concerns about the project proposed, please contact:

Talavera Engineering & Construction 2455 E Speedway Ste # 102 Tucson AZ 85719 Rene Martinez P.E. Mobile: 520-891-9061

rm@talaveraengineering.com

Finally, a Public Hearing will be scheduled during the Month of September. We would like to let adjacent property owners, neighborhood associations, and general public to know that you may submit written comments to the Department Director prior to the public hearing and/or speak at the public hearing if desired.

We would like to thank you for your time,

Sincerely:

Rene Martinez, P.E.

**Talavera Engineering & Construction** 

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At your tracking number to 28777 USPS) to get the latest status. Endard Message and Data nates may ply. You may also visit www.usps.com PS Tracking or call 1-800-222-1811.

In a hummy? Self-service kiosks ofter quick and easy check-out. Any Retail Associate can show you how.

> Preview your Mail Track your Packages Sign up for FREE @ www.informeddelivery.com

All sales final on stamps and postage Refunds for guaranteed services only Thank you for your business

HELP US SERVE YOU SETTER

TELL US ABOUT YOUR RECENT POSTAL EXPERIENCE

Go to: https://postalexperience.com/Pos 840-5852-0166-005-00009-16588-02

or scan this code with your mobile device:



or call 1-800-410-7420.

811: #: 840-58520166-5-916588-2

Clerk: 08

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# 827 S 8TH AVE, TUCSON, AZ 85701 - VARIANCE MEETING 8/24/2018

NAME	MEETING SIGN-IN
1 BABIERACKI, MARK	
2 BARRIO VIEJO ELDERLY HOUSING INC	
3 CATHOLIC COMMUNITY SERVICES OF S. ARIZONA DBA PIO DECIMO CENTER	
4 CATHOLIC COMMUNITY SERVICES OF S. ARIZONA DBA PIO DECIMO CENTER	
5 CATHOLIC COMMUNITY SERVICES OF S. ARIZONA DBA PIO DECIMO CENTER	
6 CATHOLIC COMMUNITY SERVICES OF S. ARIZONA, INC	
7 CATHOLIC COMMUNITY SERVICES OF S. ARIZONA, INC	
8 CATHOLIC COMMUNITY SERVICES OF S. ARIZONA, INC	
9 CORDES, MATTHEW	
10 COX, JUDY LYNN	
11 COX, JUDY LYNN	
12 CROCKER, REBECCA MASTEN	
13 DE LORENZO, BARBARA L REVOC TRUST	
14 DURAN, FRANSICA M	
15 DURAN, FRANSICA M	
16 ESCHINGER-ALDER FAMILY TRUST	
17 EYDE, CATHERINE LIVING TRUST	
18 FELIX, JOSE EUSEBIO M	à as
19 GELB HOWE & ANNE SOFIE ALBERTSON CP/RS	· handa
20 GONZALES, MANUEL Y & ALICIA M JT/RS	Hade make
21 GRUBBS, JEFFREY	
22 HAYS, GEORGE HOWARD JR & GRENIER DENISE CP/RS	Man Vollage
23 HEINZ, MATTHEW G	Jane Harry
24 HENDERSON FAMILY REVOC TRUST	-
25 HERNANDEZ, RAUL GRIJALVA	
26 HONCHAR, CORNELIA W	

27 HORLEY, LAURA	
28 KLOSTER, JAMES C & VIRGINA J JT/RS	
29 KLOSTER, JAMES C & VIRGINA J JT/RS	
30 MAHONEY, ANDREW P	
31 MANUEL, JESUS CHUY LIVING TRUST	1000
32 MANUEL, JESUS CHUY LIVING TRUST	1300
33 MARTINEZ, ANDREW JOSEPH MUNOZ	
34 MERRILL, MATTHEW	
35 MILLLER, ALEXANDER D & ENRIGHT, BEVERLY R & MILLER, JON W & JANINE ALL JT/RS	
36 MILLS, KARA LYNN	
37 MILZAREK, LACHER	
38 MILZAREK, MICHAEL ARTHUR & LACHER, LAUREL JANE	
39 MUNOZ, ARTURO F & MARGIE M JT/RS	
40 NEWGARD, ALEX VERNON & SANCHIS, ALONSO CP/RS	
41 NJARDSON, JON T & EIGENBERG, BETSY A	
42 PARKERT, SHELIA	
43 PLA, DONOVAN K & FIGUEROA, YOSLEYSY B CUEVAS	
44 RAYMOND, JAMES F	
45 RENDON, CARLOS J & ROSA D JT/RS	
46 ROSE, DAVID I	
47 RUIZ GUILLERMO M & ESTELS G JT/RS	3*
48 SAUNDERS FAMILY TRUST	
49 SIMONSON, SCOTT & CONNER, SHANNON CP/RS	
50 SOCIETY OF ST VINCENT DE PAUL	
51 STREETER, ALEX ROBERT	
52 UR INVESTMENTS, LLC	
53 VELASCO, FERNANDO	
54 WEGIMONT, MERCEDES I LIFE ESTATES	

55 WILCZAK, THOMAS P & QUINKERT, STEVEN R JT/RS	
56 WILLIAMSON, STEPHANIE S TRUST	
57 WOOD, LESLI G	
58 WUELPERN, THOMAS & HEATHER REVOC TRUST	
59 WUELPERN, THOMAS & HEATHER REVOC TRUST	

# 827 S 8TH AVE, TUCSON, AZ 85701 - VARIANCE MEETING 8/24/2018

NAME	POSITION	ASSOCIATION	MEETING SIGN-IN
60 BALLESTEROS III, ADALBERTO		MENLO PARK	
61 BAUTISA, MATTHEW "GRADY"		BARRIO SAN ANTONIO	
62 BECKSTED, ROGER		MILLVILLE	
63 BURR, JOHN D			
64 CADAXA, MARIA		IRON HORSE	
65 CANEZ, CLARISSA	VP CHAIR	BARRIO SANTA CRUZ	
66 CARDENAS, JOSEFINA		BARRIO KROEGER LANE	
67 COOPER, ANNE		ARMORY PARK	
68 CURTIN, MARY JO		EL PRESIDIO	
69 EINFRANK, GENE		MENLO PARK	
70 FIMBRES, RICHARD		WARD 5	
71 GONZALES, LETITIA A		BARRIO VIEJO	
72 GONZALES, NICOLE		BARRIO SANTA ROSA	
73 GONZALES, PEDRO M		BARRIO VIEJO	
74 GONZALES, YOLONDA		BARRIO SANTA ROSA	
75 HOMAN, PAT		PIE ALLEN	
76 HORWATH, PAUL		BARRIO SAN ANTONIO	
77 HUARAGUE, COLUMBA		BARRIO SANTA CRUZ	
78 HUARAQUE, JASON	CHAIR	BARRIO SANTA CRUZ	
79 HUBE, EVA-MARIE		DOWNTOWN NEIGHBORHOOD	
80 KALIL, GEORGE		MILLVILLE	
81 KOZACHIK, STEVE		WARD 6	
82 LUJAN, ERNIE		SANTA RITA PARK - WEST OCHOA	
83 MITNIK, ERIKA	CO-CHAIR	IRON HORSE	
84 MULLINS, JENNIE	CHAIR	IRON HORSE	
85 MUNOZ, ART		BARRIO SANTA ROSA	

86 O'NEIL, SARA L	1ST CO-CHAIR	SOUTH PARK	
87 PACE, THADDEUS	CO-PRESIDENT	EL PRESIDIO	
88 QUIROZ, ANGELA M		SANTA RITA PARK - WEST OCHOA	
89 QUIROZ, YOLANDA		SANTA RITA PARK - WEST OCHOA	
90 RAWLINS, BRYAN		DOWNTOWN NEIGHBORHOOD	
91 REBRO, STEPHEN M		EL PRESIDIO	
92 ROBINS, NANCY		PIE ALLEN	
93 ROMAN, SHIRLEY	CHAIR	BARRIO KROEGER LANE	
94 ROMERO, REGINA		WARD 1	
95 ROTHSCHILD, JONATHAN	MAYOR		
96 SANTEE, TOD E		ARMORY PARK	
97 SARDELLA, JIM	1ST DIRECTOR	SOUTH PARK	
98 STERNER, WENDY		MENLO PARK	
99 TURCHICK, JACQUELINE		BARRIO SAN ANTONIO	

## **NEIGHBORHOOD MEETING REPORT**

Date: 09/10/18

RE: Single Family Residential Duplex Building 827 S 8<sup>th</sup> Ave.
Tucson, AZ
Activity # P18PRE0096

To whom it may concern,

By means of this letter, we would like to let you know about the outcome of our Neighborhood Meeting that took place on <u>Friday August 24<sup>th</sup>, 2018</u>, from <u>5:00pm - 7:30pm</u> at the property where this project is proposed, <u>827 S 8<sup>th</sup> Ave. Tucson</u>, AZ.

During this meeting, a couple of parties attended as indicated on the attached sign-in sheet. Below is a list of the attendees and the items, issues or concerns that were discussed:

- 1. Mr. George Hayes is the owner of the property on the South-East Corner of 8<sup>th</sup> and 18<sup>th</sup>. He inquired about the project and a description of our intent was explained. The description of the project is outlined in the last paragraphs of this report.
- 2. Mrs. Alicia Gonzales, as well as Pedro and Yolanda Gonzales from the Barrio Viejo Association and Jesus Manuel attended. Mrs. Alicia is the owner of the property adjacent north-east of our lot. The main issue that was discussed with the Gonzales Family was that the North site wall proposed will block the entrance on her kitchen door. This was a serious concern since the wall was proposed at the property line and her kitchen had a zero lot line setback. After reviewing several options we came to an agreements to move the wall 5ft into our property to maintain access to Mrs. Gonzales kitchen door. The Site Plan was revised and a mutual agreements was signed by both parties (See attached).

Nobody else attended the meeting, and we concluded it at 7:15pm since that was a large thunderstorm downtown that day and time.

### **Description of the Project**

The proposed project consists of remodeling an existing building currently divided in to 4 individual units. The intent is re-design and to modify it to a single-family residence duplex building. This building is located on the west end of the property. In addition, we are proposing to a detached garage to serve each of the units on the east end of the property. A cozy courtyard is proposed between the dwelling and the detached garage.

As noted, the existing building is on a Zero Lot Line Setback, therefore the need to request a Variance by submitting an Application to the Board of Adjustments.

The existing building is built with typical adobe material, which character and history we would like to maintain undisturbed as much as possible. We have been in contact with the Historic Preservation Department to follow their design guidelines and maintain the original façade.

If you have any questions and/or concerns about the project proposed, please contact:

Talavera Engineering & Construction 2455 E Speedway Ste # 102 Tucson AZ 85719 Rene Martinez P.E. Mobile: 520-891-9061 rm@talaveraengineering.com

We would like to thank you for your time,

Sincerely:

Rene Martinez, P.E.
Talavera Engineering & Construction



September 6, 2018

Manuel Y & Alicia M Gonzales 826 S Rubio Ave Tucson, AZ 85701

RE: Construction Agreement – 827 S 8th Ave, Tucson, AZ 85701

#### AGREEMENT

During the meeting several neighbors attended, please see attached sign in sheet. There was a concern with the neighbors at the North-East side of the property. Below is a description of their concern and how we are proposing to address their concern so it is a win-win situation for both of us.

The proposed project consists of remodeling an existing building currently divided in to 4 individual units. The intent is to re-design and to modify it to a single-family residence townhome building. This building is located on the west end of the property. In addition, we are proposing to a detached garage to serve each of the units on the east end of the property. A cozy courtyard is proposed between the dwelling and the detached garage.

This courtyard will be bounded by an existing masonry site wall at the south property line and a new 6' masonry wall at the north property line. This new masonry wall if built along the north property line, it will block a bedroom window and a kitchen side door. This is because the existing neighbor building is on a zero-setback condition.

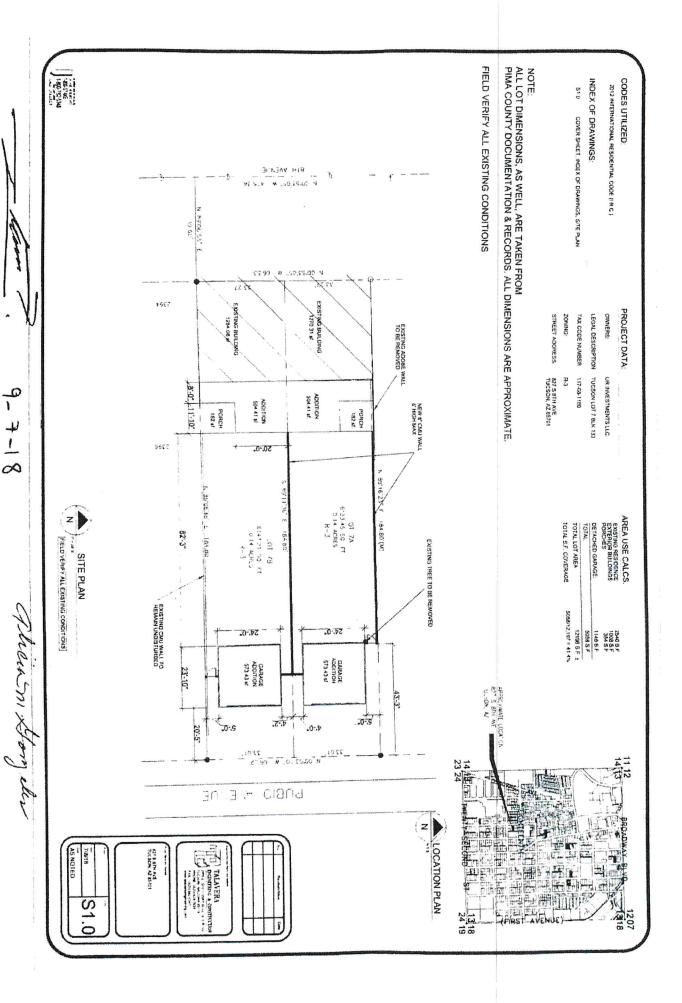
We suggest building this masonry site wall along the north property line up to the existing building corner, turn the wall south approximately 5' to come straight to the detached garage structure proposed on the construction documents attached.

This modification will allow a 5' space between the existing house and the proposed detached garage structure. It will be a shared responsibility of keeping this 5' area clean and in good condition since it will also serve as an access to the courtyard through a gate. Please note, an existing tree will need to be removed to address this concern.

Angel Ureta

Date

Their 711 Horycles 9-7-18
Alicia M Gonzales Date



Ansel vieta



# **Property Profile**

# 826 S RUBIO AVE, TUCSON, AZ 85701

#### **Property Details** Type SFR Use Code RSFR County PIMA Year Built 1929 Zoning APN 117-08-116-0 Beds 0 Units 1 Radar ID P22A8E41 Baths 1 Rooms 4 Subdivision TUCSON Sq Ft 689 Garage No Census 9001 Lot Sq Ft 2,607 Pool No Tract 0 Lot Acres 0.1 Fireplace No Lot 6

Stories 1 HVAC Yes

Legal TUCSON \$33' OF E79' OF LOT 6 BLK 133 (10953/2141)

### Tax Assessment

 Total Value
 \$6,705
 Year Assessed
 2017

 Land Value
 \$0
 Annual Taxes
 \$380

 Improvements
 \$0
 Est. Tax Rate
 5.7%

 Owner Exempt
 No
 Tax Rate Area
 150

### Market Value and Rent

 Estimated Value
 \$148,841
 \$216/sf as of 4/3/2017
 50% confidence

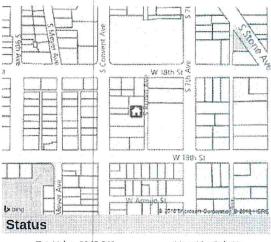
 Comp. Sales
 \$101,369
 \$147/sf as of Today
 \$100k - \$173k

 Comp. Listings
 \$278,412
 \$404/sf as of Today
 \$120k - \$359k

 HUD FM Rent
 \$1,288
 \$1.87/sf

### Transaction History (Current Owner)

# Date Doc# Name Amount Party 65180755 \$0 Unknown 4/28/1981 Grantor Grantee Quitclaim Deed 12/30/1998 1.09532141 Grantor GONZALES, MANUEL Y & / \$0 GONZALES. - ANUEL Y & A) NonMarket-Family Grantee



Est. Value **\$148,841** 

Listed for Sale No In Foreclosure No

Loan Balance \$0 Equity \$148,841

100%

Owner Occupied Yes

### Ownership & Mailing Address

Transfer Date 4/28/1981
Purchase Amt \$0

GONZALES,MANUEL Y & ALICIA M 826 S RUBIO AVE TUCSON, AZ 85701

Down Payment

Transfer Type

### Listing History

Type Status As Of DOM Price

Parcel Number: 117-08-1180

**Property Address** 

Street Number

Street Direction

Street Name

Location

827

S

8TH AV

Tucson

Contact Information

Property Owner Information:

Property Description:

UR INVESTMENTS LLC 6417 E GRANT RD

TUCSON AZ

85715-3818

TUCSON LOT 7 BLK 133

Valuation Data

Valuation Year **Property Class**  Assessment Ratio

Total FCV

Limited Value

Limited Assessed

2018

RES OTHER (4)

10.0 10.0 \$298,012

\$172,216

\$17,222

2019

\$303,972

\$180,827

\$18,083

Property Information

Township:

14.0

RES OTHER (4)

Section:

13

Range:

13.0E

Map & Plat:

2/4

Block:

0345 (FOURPLEX - 1 STORY)

133

Tract:

Lot:

Rule B District:

3

900

Land Measure:

12,197.00F

00007

Census Tract: Use Code:

File Id:

Group Code:

Date of Last Change:

6/15/2017

Sales Information (1)

Affidavit of Fee No.

Sale Date

Property Type

Sale

Validation

20181510648

3/2018

2-4 Plex

\$294,000

X DLM

Valuation Area

District Supervisor: RAMON VALADEZ

District No: 2

Condo Market

**DOR Market** 

MFR Neighborhood

SFR Neighborhood

SFR District

100

CB\_ARMORY\_PARK

01020201

# Recording Information (3)

Sequence No.	Docket	Page	Date Recorded	Туре
20181510648	0	0	5/31/2018	WTDEED
20101270396	13843	1363	7/2/2010	WTDEED
0	5848	130	8/25/1978	

# Commercial Characteristics

Property Appraiser: Sheri Prochaska Phone:

Commercial Summary

Interface	Total Sq Ft	Cost Value	CCS Override	Market Override
		e K II deced (n. 1600		
Υ	2,706	\$77,104	\$0	\$0

### Commercial Detail

SEQ-SECT	Const Year	Model / Grade	RCN	RCNLD	Model Description
001-001	1900	034/2	\$165,816	\$77,104	FOURPLEX

# Notes (3)

Created: 6/21/2016 Modified: 6/21/2016 TRCNo 1608787: 2016 Adjustment for change in assessed Secured value(s) - includes 10 percent non-filer penalty

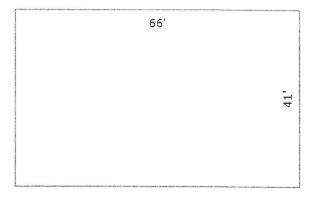
Created: 7/2/2015 Modified: 7/2/2015 TRCNo 1504205: 2015 ADD TEN PERCENT PENALTY TO ASSESSMENT

Created: 1/14/2015

/14/2015 TRCNo 1400823: 2014 ADD 10 PERCENT PENALTY TO ASSESSMENT

Modified: 1/14/2015

# 117-08-1180 827 S 8TH AV



TOTAL SQ FT 2706

Sketch by Apex Sketch

Lot 7 in Block 133 of the CITY OF TUCSON, Pima County, Arizona, according to the official survey of said City, originally made by S.W. Foreman and approved and adopted by the Mayor and Council of said City, then Village, on June 26, 1872, and recorded in the office of the County Recorder of Pima County, Arizona, in Book 3 of Maps and Plats at page 70.

BLOCK

133

CITY

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Tucson

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AVE.

STREET 184.8/

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134.8

SEVENTH

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10 (IZI)

EIGHTH

109.05

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(122) (B)

(122 A

NINETEENTH

STREET

184.8

SEE BOOK 2 ,PAGE 4 M & P. 2018-1 SCALE~1"≈ 50'

02004 133 SCANNED

